

Housing/ Displacement Subcommittee: Draft Recommendations

1) Pay Housing Linkage Fee to City of Richmond

Strategies/Programs	Lead Entity	Partners	Beneficiaries	Expected Results	Performance Measures	Source	Notes:
UCB/LBNL will:	Lead Entity:	In Partnership with:	For the Benefit of:	For these Results:	Measured by:	Source of Recommendation:	Notes:
<p>Recommendation:</p> <p>Pay impact fees to the City of Richmond to establish an Anti-Displacement Fund to be used to build and preserve affordable housing and to prevent displacement</p>	<p>1) Agree to pay impact fees to the City to establish an Anti-Displacement Fund to be used to build and preserve affordable housing and to prevent displacement. Impact fees are based on the construction of residential and non-residential space (office and commercial) in the City. 2) The Anti-Displacement Fund will be used to support a wide range of priority programs and initiatives, including renter/homeowner assistance and protection programs, low interest loan programs, pre and post home ownership and foreclosure counseling, temporary/ short-term housing programs, first-time homebuyer programs and alternative housing models (e.g., CLTs, cooperatives, etc).</p>	<p>UCB/LBNL (paying the fee), City of Richmond (administering the programs)</p>	<p>Community partners and housing development organizations (e.g., CHDC, ACCE, Bay Area Legal Aid, Catholic Charities of the East Bay, SparkPoint)</p>	<p>Households that meet the affordable housing category requirements, with an emphasis on low and very low-income households and special needs populations. "Special needs" populations include large families, single-parent households, individuals with disabilities, developmentally disabled, homeless persons and families, re-entry populations" (from Housing Element)</p>	<p>1) Increase in # of new affordable housing units; 2) x # of affordable housing units preserved; (specific targets can be developed based on needs and establish priorities for how the funds should be used)</p>	<p>1) % increase in new affordable housing units (including multi-family units); 2) % increase in affordable housing units preserved; 3) % reduction in households paying more than 30% of income on housing (broken down by race and owner/ renter status) 4) enhanced neighborhood stability as evidenced by key indicators (to be determined by subcommittee)</p>	<p>Consensus rec.</p> <p>The impact fee amounts UCB/LBNL will voluntarily agree to pay to the City will be determined by a city-wide ordinance that establishes fees for the Richmond context and will evolve over the 30-40 live of BGC development. These fees will be informed by the results of the Nexus study and research on median linkage fees of Bay Area cities. If the City does not adopt a commercial linkag fee, there will be a number generated by the nexus study and other economic factors that will determine the amount paid. Research on the median linkage fee charged by all comparable Bay Area cities will also inform the recommended amount. The SF Jobs-Housing Linkage is a model to examine for regarding formula. OLD TEXT The impact fee amount paid to the City will be informed by the current Nexus Study to ensure the fee is appropriate for the Richmond/regional context. Research on the median linkage fee charged by all comparable Bay Area cities will also inform the recommended amount. The SF Jobs-Housing Linkage is a model to examine for regarding formula.</p>

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Housing/ Displacement Subcommittee: Draft Recommendations
2) Build Housing on BGC Site

Recommendation	Strategies/Programs	Lead Entity	Partners	Beneficiaries	Expected Results	Performance Measures	Source	Notes:
	UCB/LBNL will:	Lead Entity:	In Partnership with:	For the Benefit of:	For these Results:	Measured by:	Source of Recommendation:	Notes:
1 Build housing on BGC site	Build housing on BGC site for unique needs for workforce (including faculty) and students to avoid negative impact on existing and future residents and neighborhoods.	UCB/ LBNL	UCB Real Estate Division; private or non-profit affordable housing developers	BGC workforce employees, faculty and staff as well as students who live on site; Richmond residents who are at risk of displacement	Housing for UCB staff, faculty and students to avoid displacing existing residents	x # of workers/ students /faculty housed in UCB owned housing at BGC site; - x # of new housing units	Consensus rec.	UCB residential housing will be subject to the impact fee (unless it's considered affordable); students and faculty who choose to live in surrounding neighborhoods may place a greater strain on the community by driving rents up; consider building housing on City land versus UCB land

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3) Provide Affordable Housing Research and Data Support to Richmond Community

Strategies/Programs	Lead Entity	Partners	Beneficiaries	Expected Results	Performance Measures	Source	Notes:	
Recommendation	UCB/LBNL will:	Lead Entity:	In Partnership with:	For the Benefit of:	For these Results:	Measured by:	Source of Recommendation: Notes:	
Provide research and data support related to affordable housing and displacement mitigation by offering expertise of relevant UCB departments, institutes, faculty and student engagement. This support can happen apart from and ahead of any BGC development.	A	1) Collaborate with the City to study the feasibility of non-traditional forms of affordable housing (like Community Land Trusts [CLTs] coops, tiny houses); 2) identify preferred models to implement in Richmond; this study is independent of the impact fee and the Anti-Displacement Fund; 3) Identify relevant promising practices to preserve/develop affordable housing , as well as anti-displacement initiatives that have worked in the past 10 years in cities similar to Richmond.	UCB/LBNL; City of Richmond	Community Development Finance Institutions; non-profit developers, Local CLTs support organizations; community partners; UCB departments, institutes and faculty; Richmond community-based organizations	Households that meet the affordable housing category requirements, with an emphasis on low and very low-income households and special needs populations. "Special needs' populations include large families, single-parent households, individuals with disabilities, developmentally disabled, homeless persons and families, re-entry populations" (from Housing Element)	UCB-COR results: A program document that identifies the preferred alternative model for Richmond to develop permanently affordable housing units and that identifies funding opportunities; UCB-COR: Literature and analytic review of policies that have been successful in the last 10 years; COR results: Long term/permanent affordable housing;	The identification (UCB-COR) and implementation (COR) of a preferred alternative/non-traditional housing model for Richmond to develop permanently affordable housing; COR: x # of public land parcels and property transferred for non-traditional housing program; Long-term affordable housing solutions	Consensus rec What is ideal form of governance for Richmond? Coop? City managed? Private entity? (Housing Element: H: 1.3.4.) Community Land Trust Study: to study existing land trusts in Calif, to establish if feasible to create long-term housing
	B	Identify, adopt and apply a consistent set of criteria to evaluate and measure a project's potential to displace residents using demographic/economic data, and other sources.	UCB/ LBNL	City, UCB, community partners	Current residents vulnerable to displacement	Set of defined criteria; A clear understanding of any displacement patterns	Successful identification of displacement potential	Consensus rec We need models -- a number of affordable housing experts have reported that it is impossible to attribute displacement to any one development; as well, simply measuring displacement beyond anecdotal evidence can be challenging.
	C	Consider approaches for the University and the City to establish place-based Initiatives to improve neighborhood amenities and services in low-income and very low-income areas (e.g., partnership research projects)	UCB/LBNL, City of Richmond	Community partners and nonprofits	Households that meet the affordable housing category requirements, with an emphasis on low and very low-income households and special needs populations.	Targeted, place based community revitalization		Consensus rec

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